

# SOUTHWOOD UNIT 5, PHASE 3

PLAT BOOK

PAGE

A SUBDIVISION OF A PORTION OF SECTION 9 AND 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
LEON COUNTY, FLORIDA, LOCATED IN THE CITY OF TALLAHASSEE, FLORIDA.

31-16-25

DEDICATION  
STATE OF FLORIDA  
COUNTY OF LEON

Know all by these presents that The St. Joe Company (a Florida Corporation organized and existing under the laws of the State of Florida), the owners fee simple of the land shown hereon platted as Southwood Unit 5, Phase 3, and being more particularly described as follows:

Commence at a found terra-cotta monument marking the Northwest corner of Section 16, Township 1 South, Range 1 East, Leon County, Florida, then along the northerly boundary line of said Section 16 run South 89 degrees 56 minutes 26 seconds East a distance of 1326.14 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING then continue South 89 degrees 56 minutes 26 seconds East a distance of 664.44 feet, then run South 00 degrees 02 minutes 33 seconds East, a distance of 50.00 feet to a point on the northerly boundary of a 100 foot City of Tallahassee utility right of way, then along said northerly boundary run South 89 degrees 56 minutes 26 seconds East, a distance of 228.36 feet to a point on a curve concave southwest, then leaving said northerly boundary run northwesterly along said curve with a radius of 180.00 feet through a central angle of 06 degrees 17 minutes 31 seconds for an arc distance of 19.77 feet (chord of 19.76 feet bears North 24 degrees 10 minutes 07 seconds West) to a point of reverse curve to the right, then run northerly along said curve with a radius of 220.00 feet through a central angle of 27 degrees 20 minutes 33 seconds for an arc distance of 104.99 feet (chord of 103.99 feet bears North 13 degrees 38 minutes 36 seconds West), then run North 00 degrees 01 minutes 41 seconds East, a distance of 579.96 feet to a point on the southerly boundary of the Debko Subdivision, a subdivision as per map or plat, recorded in Plat Book 8, Page 53 of the Public Records of Leon County, Florida, then along said southerly boundary run South 89 degrees 55 minutes 43 seconds East, a distance of 40.00 feet, then leaving said southerly boundary run South 00 degrees 01 minutes 41 seconds West, a distance of 579.93 feet to a point of curve to the left, then run southerly along said curve having a radius of 180.00 feet through a central angle of 27 degrees 20 minutes 33 seconds for an arc distance of 85.90 feet (chord of 85.09 feet bears South 13 degrees 38 minutes 36 seconds East) to a point of reverse curve to the right, then run southerly along said curve with a radius of 220.00 feet through a central angle of 27 degrees 20 minutes 33 seconds for an arc distance of 39.39 feet (chord of 39.34 feet bears South 22 degrees 11 minutes 07 seconds West) to a point on the northerly boundary of said 100 foot City of Tallahassee utility right of way, then along said northerly boundary run South 89 degrees 56 minutes 26 seconds East, a distance of 215.02 feet, then leaving said northerly boundary run North 00 degrees 01 minutes 41 seconds East, a distance of 698.95 feet to a point on the southerly boundary of said Debko Subdivision, then along said southerly boundary run South 89 degrees 55 minutes 43 seconds East, a distance of 100.00 feet, then run South 00 degrees 01 minutes 41 seconds West, a distance of 1,619.59 feet to a point on the northerly right of way boundary of Blair Stone Road and a curve concave south, then run westerly along said right of way curve with a radius of 2,930.00 feet through a central angle of 02 degrees 38 minutes 13 seconds for an arc distance of 134.85 feet (chord of 134.84 feet bears South 88 degrees 01 minutes 08 seconds West) to a point of reverse curve to the right, then run westerly along said curve with a radius of 2,800.00 feet through a central angle of 03 degrees 23 minutes 59 seconds for an arc distance of 166.14 feet (chord of 166.12 feet bears South 88 degrees 24 minutes 01 seconds West), then run North 89 degrees 54 minutes 00 seconds West, a distance of 960.49 feet, then leaving said northerly right of way boundary run North 00 degrees 40 minutes 40 seconds East, a distance of 979.65 feet to the POINT OF BEGINNING. Containing 1,298,147.70 square feet or 29.801 acres, more or less.

Have caused said lands to be divided and subdivided as shown hereon and does hereby dedicate the following:

To the perpetual use of the Public all easements for access, ingress, egress, utilities, and drainage and other purposes and all purposes incident thereto specifically including but not limited to the right to use easements for ingress, egress and access to other lands. Reserving, however, the reversion or reversions thereof should the same be renounced, disclaimed, abandoned or the use thereof discontinued as prescribed by law by appropriate official action of the proper officials having charge or jurisdiction thereof.

This the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2002.

The St. Joe Company  
By: St. Joe/Arvida Company, LP, its authorized agent  
By: St. Joe/Arvida Company, Inc. its general partner  
By: John Baric - Vice President Witness

## ACKNOWLEDGMENT

### STATE OF FLORIDA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2002, by John Baric, who is personally known to me or has produced a driver's license as identification acknowledges that he executed the foregoing dedication as Vice President of St. Joe/Arvida Company Inc., general partner of St. Joe/Arvida Company LP, and authorized agent of The St. Joe Company.

Notary Public



## CERTIFICATION

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the permanent reference monuments and permanent control points have been set and that the survey data and monumentation complies with Chapter 177 of the Florida Statutes and with Chapter 61g17-6, of the Florida Administrative Code.

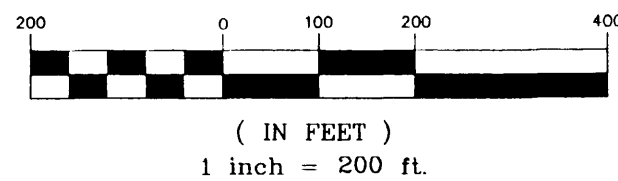
Allen K. Nobles  
Florida Registered Land Surveyor Certificate No. 3562

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**Allen Nobles**  
& Associates, Inc.  
TALLAHASSEE • CHIPLEY • DESTIN • PENSACOLA

PROFESSIONAL  
LAND SURVEYING,  
MAPPING, AND  
CIVIL ENGINEERING  
LB#3293 EB#7900  
2720 PABLO AVENUE  
TALLAHASSEE, FLORIDA 32308  
PH: 850-385-1178  
FAX: 850-385-1404

## GRAPHIC SCALE



**CURVE 1**  
D=27'20"33"  
R=220.00'  
L=104.99'  
CH=N 13'38"36" W  
103.99'

**CURVE 2**  
D=06'17"31"  
R=180.00'  
L=19.77'  
CH=N 24'10"06" W  
19.76'

**CURVE 3**  
D=27'20"33"  
R=180.00'  
L=85.90'  
CH=S 13'38"36" E  
85.09'

**LINE 1**  
S 00'02"33" E  
50.00'

**LEGEND**  
GPS Global Positioning System  
CDD Community Development District  
TITF Trustees for the Internal Improvement Trust Fund  
ORB Official Record Book of Leon County, Florida  
MNGT Management  
C# Curve Number  
L# Line Number  
D Delta  
R Radius  
L Arc Length  
CH Chord Bearing

FCM Found Concrete Monument  
FIRC Found Iron Rod and Cap  
FNC Found Nail and Cap  
FTCM Found Terra Cotta Monument  
SNC Set Nail and Cap LB#3293  
SCM Set Concrete Monument LB#3293  
(Permanent Reference Marker)  
SIRC Set Iron Rod With Cap LB#3293

**SURVEY POINT**  
PMU  
Metal disk in top of concrete monuments  
marking Permanent Reference Monuments

## NOTES

BEARINGS AND DISTANCES ARE GRID AS PER NAD 83(90), FLORIDA NORTH,  
STATE PLANE COORDINATE SYSTEM AS REFERENCED BY STATIONS:

TLC 1 3 1S1E TLC 1 17 1S1E  
TLC 1 11 1S1E TLC 1 22 1S1E  
TLC 1 15 1S1E TLC 1 28 1S1E  
TLC 1 16 1S1E

FIXED INTERIOR IMPROVEMENTS NOT LOCATED

ALL PLATTED UTILITY EASEMENTS SHALL ALSO ALLOW FOR CABLE TELEVISION  
SERVICES IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(29).

THE CONSTRUCTION OF PERMANENT STRUCTURES INCLUDING FENCES BUT  
EXCLUDING DRIVEWAYS BY PROPERTY OWNERS IS PROHIBITED WITHIN UTILITY  
AND DRAINAGE EASEMENTS.

ALL FOUND CONCRETE MONUMENTS ARE 4" x 4" WITH CAP, LB#3293, UNLESS  
OTHERWISE STATED.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION  
OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES  
BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF  
THE PLAT.

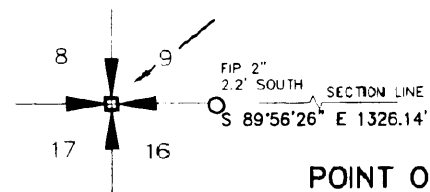
THE PROPERTY SURVEYED AND SHOWN HEREON IS IN FLOOD ZONE "X" AS  
INDICATED THE FLOOD INSURANCE RATE MAPS FOR LEON COUNTY, FLORIDA,  
AND INCORPORATED AREAS, DATED NOVEMBER 19, 1997, PANEL 315 OF 500,  
COMMUNITY PANEL NUMBER 12073C03150.

INTERIOR LOT CORNERS TO BE SET AT A LATER DATE AS PER BOND AGREEMENT  
WITH THE CITY OF TALLAHASSEE.

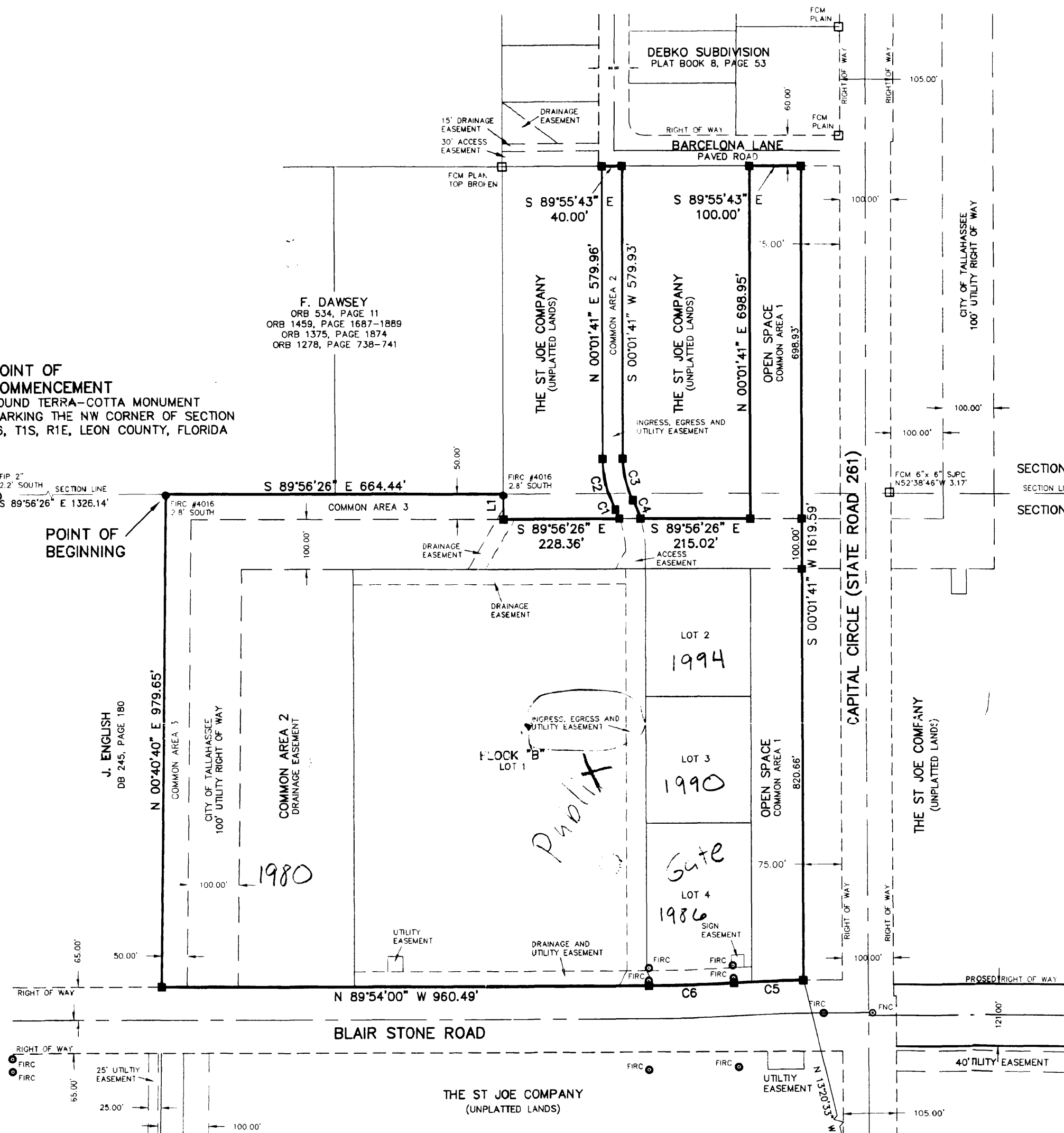
## NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS  
PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**POINT OF COMMENCEMENT**  
FOUND TERRA-COTTA MONUMENT  
MARKING THE NW CORNER OF SECTION  
16, T1S, R1E, LEON COUNTY, FLORIDA



**POINT OF BEGINNING**



## DEVELOPMENT REVIEW COMMITTEE

This plat conforms to the preliminary plat approval provisions of the  
City of Tallahassee Development Review Committee, this \_\_\_\_\_ day  
of \_\_\_\_\_ A.D., 2002.

*[Signature]*  
Development Review Committee Secretary

## CITY COMMISSION

The City of Tallahassee, Florida joins in the dedication and the City  
Commission of Tallahassee, Florida, approves this plat this \_\_\_\_\_ day  
of \_\_\_\_\_ A.D., 2002.

Mayor City Attorney

City Engineer City-Treasurer Clerk

## PLAT REVIEW

Plat reviewed for compliance with Chapter 177, Florida  
Statutes.

Bertie L. Anglin  
City Land Surveyor  
Florida Registered Land Surveyor Certificate No. 2996

## BOB INZER

CLERK OF THE CIRCUIT COURT  
Accepted for the files and recorded, this \_\_\_\_\_ day of  
\_\_\_\_\_ A.D., 2002, in Plat Book \_\_\_\_\_ Page \_\_\_\_\_

By: \_\_\_\_\_  
Deputy Clerk of Circuit Court  
Leon County, Florida

DATE OF SURVEY: X JOB NO. 3562 SHEET 1 OF 3